

**Meeting Location:** Covenant Presbyterian Church

**Time:** 7:00 pm – 8:30 pm

**Date:** Meeting 8/30/2011  
Minutes: 9/13/2011

**Attendees:** CSWS: Kate Labadorf, Doug Lozner, Matthew Gustis  
Woolpert: Chip Smith, Paul Smith  
*See Sign in Sheet for List of Attendees*

**Subject:** Myrtle/Morehead Storm Drainage Improvement  
Public Meeting

**I. Welcome & Introductions:**

- Kate Labadorf, CSWS Project Manager, introduced the CSWS & Woolpert Team.

**II. Meeting Purpose:**

- The public meeting was held to present the conceptual storm drainage improvements to the property owners within the project area. This meeting was an opportunity for the residents to meet the design team, review the planned improvements, ask questions about the project and provide project feedback to the design team.

**III. Project Information:**

- Kate Labadorf gave an update on the project since the last public meeting held in April of 2005. The project was put on hold in 2007 due to funding of the construction. Now that funding is in place, the project is proceeding into the design stage with the goal of completing construction by the Fall of 2016.
- Chip Smith, engineering consultant with Woolpert, described the project's boundaries and reviewed the existing storm system and known flooding issues in the watershed. He referred to the presentation exhibit describing the proposed storm drain improvements within the project area. The improvements were categorized as either primary system improvements or secondary system improvements. Mr. Smith described several changes in the primary system alignment compared to the exhibits presented at the last public meeting.

**IV. What Happens Next:**

- Kate Labadorf described the project's design, easement acquisition and permitting process.

- The bid and construction phase of the project was also described.
- The next public meeting will be held at the 70% design stage of the project.

**V. General Questions and Comments:**

- The resident at 1410 Euclid expressed his concerns about speeding and traffic volume on Euclid Avenue. He also described the flooding issues witnessed on Euclid Avenue.
- **The resident at 1121 Myrtle Square Unit 63: What impact the project would have on the Myrtle Square property?** The project will not disturb the property itself. The improvements will divert most of the drainage volume into a new system which bypasses the property.
- **Will the project address street drainage?** Yes, the street drainage and secondary systems are being studied and improvements will be made with this project.
- **How many inlets will be added to the existing and proposed systems?** The final numbers will be determined during design, but the majority of the new inlet and street drainage will be connected to the new “bypass” system.
- **1201 Myrtle Avenue reported that the flooding pops covers off the inlets and asked if we would add additional inlets.** The project will be adding additional storm drainage inlets.
- **Is the proposed system being sized for existing impervious conditions or future impervious area?** – The design is for future built-out conditions.
- **Are other developments going to be built with detention?** Doug Lozner explained the post construction ordinance and also the transit corridor detention options.
- **Is the Charlotte Housing Authority (CHA) redevelopment planning on constructing detention?** The latest schematic plans depicted detention. Those concerned with the CHA development are encouraged to contact Jeff Meadows with the Charlotte Housing Authority.
- **Do you have all the money to fund this project?** Yes funding is available.
- **When will the improvements be completed?** CSWS’ goal is for construction to be complete by the fall of 2016.
- **Will the construction start from one end and go to the other?** Generally the projects are built from the lowest end and constructed upstream. We will have some flexibility with phasing this project. The phasing will be determined during the design stage of the project.
- **Have you considered parking impacts?** Parking impacts will be considered during the design phase. During construction there will be impacts but we will try to minimize them as much as possible with moving road closurers and inspector coordination with the residents impacted.
- **Myrtle Square’s boiler has been replaced three times due to flooding and many cars have been flooded.**
- **What design storm are the improvements being sized to handle?**  
The project is being designed to handle the 25 year storm event with major road crossings handling the 50 year storm event.

- **Are we putting in more inlets?** Yes, the street drainage is also being studied and additional inlets will be added.
- **Are existing and proposed by-pass systems going to be connected?** They may be connected, we will finalize the modelling during the design phase. Is CHA site zoned out to piecemeal development and detention requirements? **Those concerned about the redevelopment are encouraged to contact Jeff Meadows from the CHA. Hopefully, he will be able to attend the next public meeting.**
- **What is the building height limit on the CHA development? Didn't we coordinate with other city staff? The staff was not sure about the rezoning height limits. CSWS will continue to coordinate with CHA throughout the project's design.** Those concerned about the CHA redevelopment are encouraged to contact Jeff Meadows with the CHA.
- **Is Mt. Vernon Street being extending into the CHA property?** Not to our knowledge but those concerned about the CHA redevelopment are encouraged to contact Jeff Meadows with CHA.
- **Are the bends in major storm system being studied?** Yes the bends will be analyzed and designed to withstand the forces of the storm water flow.
- **There is a spring at Euclid and Morehead that is pumped out onto the street and the flow goes down Morehead.** Kate Labadorf mentioned the CSWS Royal Court drainage project that may address this issue. Kate to send an e-mail to the meeting attendees updating them on the status of the project.
- There was a general discussion about ground water in the project area. The main system always has a small base flow but it has not been quantified to date.
- Chip Smith reviewed the proposed sizes of the major storm system and referenced where sizes changed on the overall map.
- **A resident asked about the work being performed at the tennis courts on the corner of Euclid and E. Park Avenue.** According to another attendee, the courts are being resurfaced.
- **What improvements are being proposed to help the Arlington flooding? Flooding occurs in the second floor of the parking garage.** CSWS is expanding the project study area to address the Arlington's flooding. Initial modeling proposes a new 48" bypass pipe that will run along South Blvd and turn up E. Carson Blvd. A redevelopment of the 1200 South Boulevard property would likely construct this 48" bypass system.
- Dough Lozner mentioned that a public hearing for the 1200 South Boulevard Development Rezoning is planned for this September. Interested residents are encouraged to attend.
- **Are there any other rezonings are planned in the drainage basin?** Doug Lozner is not aware of any other current rezonings.
- **Wachovia Bank's parking lot (1619 South Boulevard) floods considerably during rain events.** This project's scope didn't include studying South Boulevard's street drainage but we will review that area to see if we can incorporate any improvements.
- **Are Transit Corridor redevelopments required to install storm water retention systems?** Redevelopments within the Transit Corridor are encouraged

to meet all storm water quantity and quality requirements. Developers can pay a fee in lieu of meeting certain requirements.

- **Who benefits from buy out of mitigation fee in lieu?** Some smaller development sites may not have the area to install storm water controls and the fee in lieu can be used to fund other storm water improvements. Doug Lozner explained that developers can use the 1978 impervious area condition for their storm water calculations.
- **When will the project start?** We plan for construction to take a maximum of 2 years. Our goal is to begin construction in Fall 2014.
- **Can the City post signs warning flood prone areas?** This has been researched in the past and hasn't been done due to potential liability concerns.
- **The resident at 809 Myrtle Avenue reported flooding in his backyard from the adjacent property's drainage.** He was encouraged to discuss with the adjacent owner as it appeared to be a non-qualifying issue.
- **CSWS will continue to work closely with the Arlington's representatives on the timing to the improvements and the redevelopment plans for 1200 South Boulevard.**
- A meeting reminder phone call to the residents was not successful for this meeting but we will try it again for the next meeting.
- The CSWS website will be updated with the project map and public meeting information.
- The next Myrtle Morehead public meeting will occur in about one year. A mailer will be sent two week prior to the meeting.

End of Meeting Minutes.